

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
NE/S Reisterstown Rd., between
Rosewood La. & Owings Mills Blvd. * ZONING COMMISSIONER
10300 Reisterstown Road
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Legal Owner: Garrison Forest * Case No. 94-187-X
Associates, Inc.
Contract Purchaser/Lessee:
Discovery Zone Ltd. Partnership
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property known as the Garrison Forest Shopping Plaza located at 10300 Reisterstown Road in Owings Mills. The Petition is filed by Garrison Forest Associates, Limited Partnership, property owner and Discovery Zone Limited Partnership, Lessee. Relief is requested, pursuant to Sections 233.4 and 423.B the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an arcade in a B.M. and B.L.-C.N.S. zone.

Appearing at the requisite public hearing held for this case was Cheryl Mizzer, District Manager for the Mid Atlantic District of the Discovery Zone Limited Partnership. Also appearing was Bruce Levin on behalf of the property owner. Neil Tucker and Richard D. Smith also appeared in support of the Petition. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no Protestants present.

Testimony and evidence presented was that the subject site is 10.39 acres in net area and is split zoned B.M. and B.L.-C.N.S. The predominant zoning of the property is B.M. The property is presently in use as a neighborhood shopping center. The property has been utilized in this fashion and built out for some time. Traditional shopping center uses are predominant throughout the center including a bank, numerous retail operations, a bowling alley, etc.

The co-Petitioner, Discovery Zone Limited Partnership, proposes leasing an area of the shopping center to implement a Discovery Zone children's activity center. This is the second Discovery Zone activity project proposed for Baltimore County; the first being located in Golden Ring area. This Zoning Commissioner considered and approved the special exception request for that use and, thus, well familiar with the business of Discovery Zone.

Counsel for the Petitioner proffered that the proposed use at the subject site will be identical to the Golden Ring operation. This is a business engaged to provide activities for small children (under 12 years of age) and their families. Specifically, the area will be converted to a gymnasium type facility and furnished with equipment to promote physical fitness for small children. Facilities are also available to host birthday and similar parties for children. A limited menu is offered including pizza and similar fast food type items.

An arcade is defined by Section 101 of the B.C.Z.R. as a use of a building in which five (5) or more pinball machines, video games or similar player operated amusement devices are maintained. Although there is no doubt that the drafters of the B.C.Z.R. envisioned arcades as video game centers, the definition does technically fit the proposed use here. However, it is important to note that the atmosphere provided at the Discovery Zone will be family oriented and geared for small children, as opposed to teenagers and young adults. Nonetheless, the Petitioner must satisfy the standards set forth in Sections 502.1 and 423 of the B.C.Z.R. in order for the use to be permitted.

Those sections require that the use be allowed as a sole principal use or in combination with other entertainment/recreational uses for so long as same does not detrimentally affect the health, safety and general welfare

of the locale. Specific standards to be applied are fully described in Sections 502.1.A thru H of the B.C.Z.R.

Based on the testimony and evidence presented, all of which is uncontradicted, it is abundantly clear that the proposed use is compatible with this locale and should be granted. In fact, the use will be an asset to this shopping center and the surrounding community. It satisfies a real need for recreational opportunities for young children. Thus, the proposed special exception shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of December, 1993 that, pursuant to a Petition for Special Exception, approval to allow an arcade in a B.M. and B.L.-C.N.S. zone, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 6, 1993

John Howard, Esquire
Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 94-187-X
Property: 10300 Reisterstown Road
Legal Owner: Garrison Forest Assoc. Inc.
Lessee: Discovery Zone Limited Partnership

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, in accordance with the attached order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att:

cc: Cheryl Mizzer, District Mgr., Discovery Zone Ltd. Partnership
cc: Bruce Levin, Esquire,

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Garrison Forest Plaza, 10300 Reisterstown Road
Owings Mills, Maryland 21117

which is presently zoned BM & BL-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for an arcade pursuant to Section 233.4 and Section 423.B of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

Discovery Zone Limited Partnership Garrison Forest Associates, L. P.

By: Richard A. Hoffman
Director of Real Estate

65 Madison Avenue, Ste. 330
Morristown, New Jersey 07960

Counsel for Petitioner

Robert A. Hoffman

Venable, Baetjer and Howard

210 Allegheny Avenue
Towson, Maryland 21204

494-6200

Towson, Maryland 21204

494-6200

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Towson, Maryland 21204

Towson, Maryland 21204



ZONING DESCRIPTION
DISCOVERY ZONE AT
GARRISON FOREST PLAZA
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

COMMENCING FOR THE SAME at the intersection of the centerlines of Rosewood Lane 33 feet wide, and Reisterstown Road 66 feet wide, thence running on the centerline of Reisterstown Road

1) North 47 degrees 29 minutes 45 seconds West 566.66 feet, thence leaving said road and running on the Fire Station Lot

2) North 41 degrees 55 minutes 44 seconds East 220.84 feet and

3) North 47 degrees 53 minutes 15 seconds West 60.00 feet to the Point of Beginning thence running around the Discover Zone Parcel

10 courses,

1) North 47 degrees 53 minutes 15 seconds West 192.00 feet, thence

2) North 42 degrees 12 minutes 14 seconds East 279.00 feet, thence

3) South 47 degrees 47 minutes 46 seconds East 102.00 feet, thence

4) South 42 degrees 12 minutes 14 seconds West 7.60 feet, thence

5) South 47 degrees 47 minutes 46 seconds East 12.00 feet, thence

6) South 42 degrees 12 minutes 14 seconds West 10.00 feet, thence

7) South 47 degrees 47 minutes 46 seconds East 7.00 feet, thence

8) South 42 degrees 12 minutes 14 seconds West 176.40 feet, thence

9) South 47 degrees 47 minutes 46 seconds East 71.00 feet, thence



Zoning Description
Discovery Zone @ Garrison
Forest Plaza
October 28, 1993
Page 2

10) South 42 degrees 12 minutes 14 seconds West 84.69 to the Point of Beginning.

Containing 0.908 acres of land more or less.

AP/dgj

KCI Job No. 01-93112

October 28, 1993

Work Order No. 76532X



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 10/28/93
Posted for: Special Exception
Petitioner: Discovery Zone Limited Partnership
Location of property: 10300 Reisterstown Road, Garrison Forest Plaza
Location of Sign: Along centerline of property, along road
Remarks:
Posted by: [Signature] Date of return: 11/1/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 11/1/93

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/1/93

THE JEFFERSONIAN,
A. Henrickson
LEGAL AD. - TOWSON
Publisher

Baltimore County
Zoning Administration & Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

Account: ROC16150
 Number: 107
 Date: 10/28/93
 (WORK)

#050 - SPECIAL EXCEPTION ----- \$40.00
 #080 - SIGN POSTING ----- 77.00
 TOTAL ----- \$117.00

Legal Owner: Garrison Forest Associates, L.P.
 Contract Purchaser: Discovery Zone Limited Partnership
 Garrison Forest Plaza
 10300 Reisterstown Road
 District: 4C3
 Attorney: Robert A. Hoffman
 NO REVIEW
 (PROT-OFF)

Please Make Checks Payable To: Baltimore County

Cashier Validation

TO: POTTERY PUBLISHING COMPANY
 November 11, 1993 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esq.
 210 Allegheny Avenue
 Towson, Maryland 21204
 410-494-6200

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Rm 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-187-X (Item 187)
 10300 Reisterstown Road - Garrison Forest Plaza
 NE/S Reisterstown Road between Rosewood Lane and Wings Mills Boulevard
 4th Election District - 3rd Councilmanic
 Owner/Petitioner: Garrison Forest Associates, Inc.
 Contract Purchaser/Petitioner: Discovery Zone Limited Partnership
 HEARING: THURSDAY, DECEMBER 2, 1993 at 10:30 a.m. in Rm. 118, Old Courthouse.

Special Exception for an arcade.

LAWRENCE E. SCHMIDT
 ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204

(410) 887-3353

NOVEMBER 5, 1993

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-187-X (Item 187)
 10300 Reisterstown Road - Garrison Forest Plaza
 NE/S Reisterstown Road between Rosewood Lane and Wings Mills Boulevard
 4th Election District - 3rd Councilmanic
 Owner/Petitioner: Garrison Forest Associates, Inc.
 Contract Purchaser/Petitioner: Discovery Zone Limited Partnership
 HEARING: THURSDAY, DECEMBER 2, 1993 at 10:30 a.m. in Rm. 118, Old Courthouse.

Special Exception for an arcade.

Carl Jablon
 Director

Arnold Jablon
 Director

cc: Garrison Forest Associates, L.P.
 Discovery Zone Limited Partnership
 Robert A. Hoffman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
 (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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 on Recycled Paper

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204

(410) 887-3353

November 24, 1993

Robert A. Hoffman, Esquire
 Venable, Baetjer & Howard
 210 West Pennsylvania Avenue
 Towson, Maryland 21204

RE: Case No. 94-187-X, Item No. 187
 Petitioner: Garrison Forest Associates, L.P.
 Petition for Special Exception

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on October 28, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



O. James Lighthizer
 Secretary
 Hal Kassoff
 Administrator

Ms. Charlotte Minton
 Zoning Administration and
 Development Management
 County Office Building
 Room 109
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Re: Baltimore County
 Item No. 94-187-X

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
 BOB SMALL, ACTING CHIEF
 JOHN CONTESTABLE, CHIEF
 Engineering Access Permits
 Division

BS/

My telephone number is _____
 Maryland Relay Service for Impaired Hearing or Speech
 1-800-735-2256 Statewide Toll Free
 Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
 Street Address: 787 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: November 15, 1993

FROM: Pat Keller, Deputy Director
 Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 187, 191, 195, 196, 197, 198 and 199.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: _____

PK/JL:lw

ZAC.187/PZONE/ZAC1

Baltimore County Government
 Department of Permits and Licenses

111 West Chesapeake Avenue
 Ar. 104 and Dr. 21204
 Director
 Zoning Administration and
 Development Management
 Baltimore County Office Building
 Towson, MD 21204

(410) 887-3610

NOVEMBER 10, 1993

MEETING OF NOVEMBER 8, 1993

Property Owner: Dori Eisenacher and Rick Eisenacher
 Location: #7512 Gilley Terrace
 Item No.: *178 (jjs)

Property Owner: Harry H. Stierhoff, Jr. & Melanie K. Stierhoff
 Location: #305 Lenora Avenue
 Item No.: *179 (RT)

Property Owner: Perry Hall Courts II Joint Venture
 Location: #6 Meadowbank Court
 Item No.: 180 (RT)

Property Owner: Regent Development Company
 Location: #1600 York Road
 Item No.: + 182 (JULS)

Property Owner: Rolling Road Plaza, Inc.
 Location: #1100 North Rolling Road
 Item No.: + 183 (JCM)

Property Owner: Frederic W. Shaffer & Cynthia A. Shaffer
 Location: #1218 Second Road
 Item No.: + 184 (JLL)

Property Owner: Martin Thalia Resnick & Thalia D. Resnick
 Location: #11111 Verdant Road
 Item No.: *185 (JJS)

Property Owner: Kathleen Ruth Hughes & Richard H. Hughes
 Location: #9212 Harford Road
 Item No.: +186 (JLL)

Property Owner: Garrison Forest Associates, L.P.
 Location: #10300 Reisterstown Rd. Garrison Forest Plaza
 Item No.: + 187 (WCR)

Property Owner: Eric H. Wilderson & Kathleen Wilderson
 Location: #2276 Monocacy Road
 Item No.: + 188 (RT)

Property Owner: Joseph E. Buchanan, II
 Location: Proposed #9712 A & B Magledt Road
 Item No.: + 189 (JJS)

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Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204

(410) 887-3353

November 16, 1993

Robert A. Hoffman, Esquire
 Venable, Baetjer and Howard
 210 Allegheny Avenue
 Towson, MD 21204

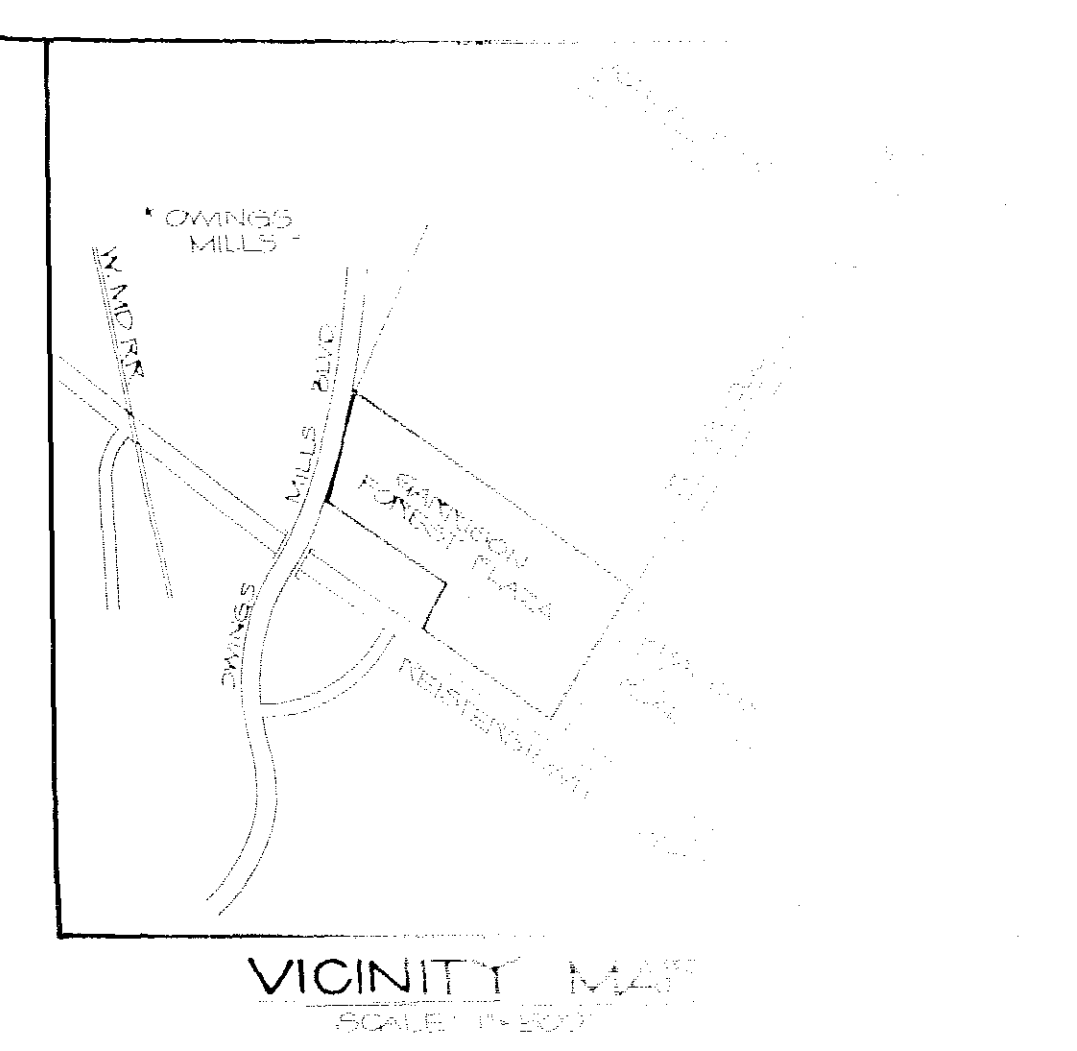
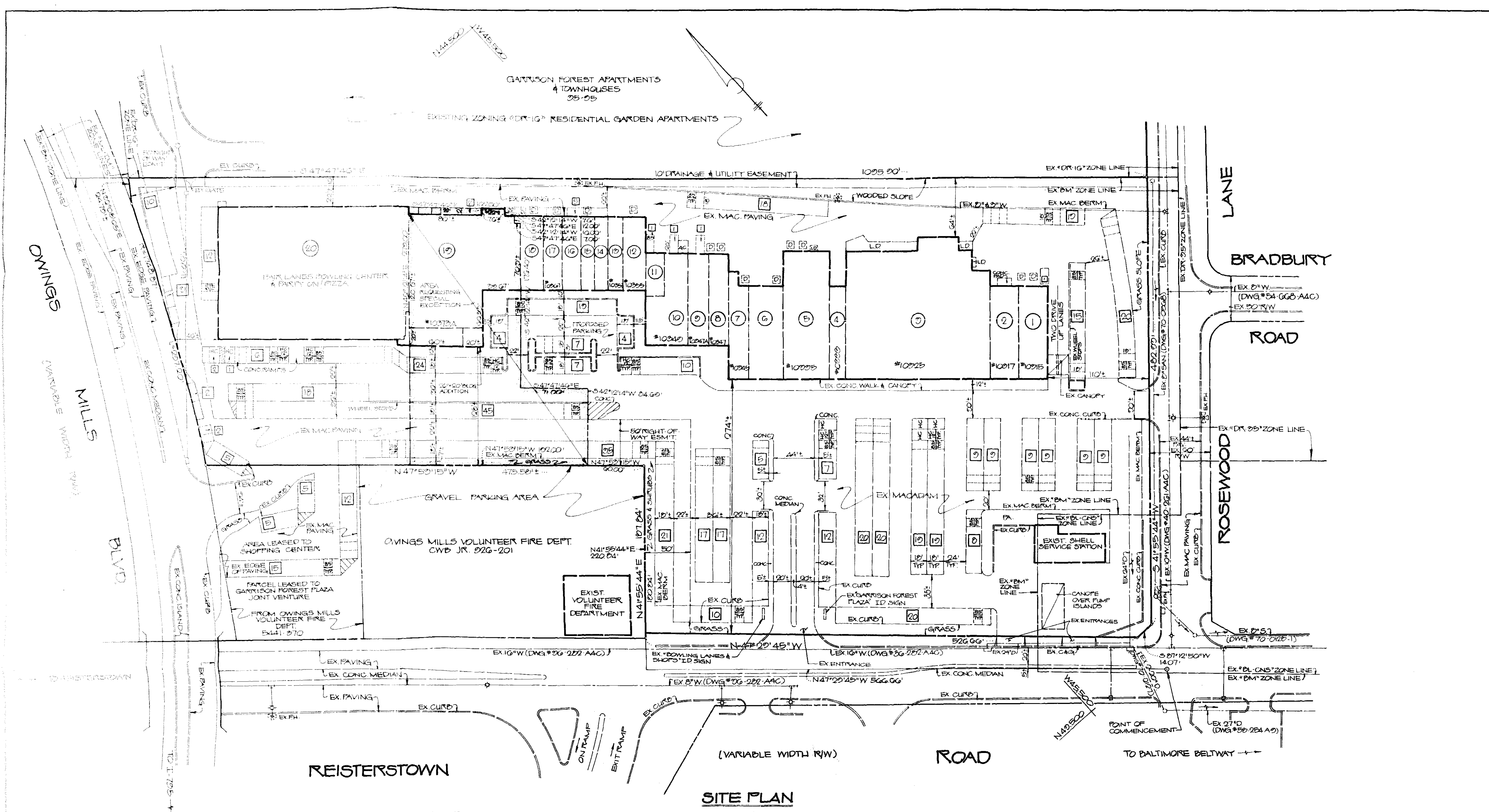
RE: Preliminary Petition Review (Item #187)
 Legal Owner: Garrison Forest
 Associates, L.P.
 Contract Purchaser: Discovery Zone
 Limited Partnership
 10300 Reisterstown Road (Garrison
 Forest Plaza)
 4th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed undressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The general note makes reference only to the site standards of the entire shopping center, while the area under zoning hearing special exception request is not referenced even for the .908 acres referenced in the zoning description. Special exception area and required/provided parking in the area should be included as the special exception area must be shown to be self-sufficient.

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- GENERAL NOTES**
- Area of Property: 100,000 sq. ft. (2.28 acres) (100,000 sq. ft. = 2.28 acres)
 - Existing Zoning of Property: RM-1 (Residential Medium Density)
 - Existing Use of Property: Shopping Center
 - Flow Area Ratio:
 - Allowed: 1.0
 - Existing: 1.0
 - Total Allowed: 1.0
 - Existing & Proposed:
 - Existing: 1.0
 - Proposed: 1.0
 - Total: 1.0
 - Amenity Open Space:
 - Required for RM-1: 0.0
 - Existing in Both Zones: 0.0
 - Off-Street Parking:
 - Required Parking: 50 Spaces (see Parking Exhibit)
 - Existing & Proposed Parking: 50 Spaces
 - Public Utilities Exist at the Site
 - Site is Within the Gwynns Falls Drainage Area
 - Trash Collection is by a Private Company
 - Site L.D. Sign has Sign Variance, See Exhibit 1, Item 1, for details

SITE PLAN
SCALE: 1"=50'

ZONING COMMISSIONERS ORDER
CASE NO. 84-385 SPH

STATEMENTS OF FACT AND CONCLUSIONS OF LAW

Upon consideration of the Notice of Dismissal filed in the instant case in behalf of the Petitioner, it is ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of May, 1984, that the Petition for Special Hearing be and is hereby DISMISSED with prejudice.

DEPUTY ZONING COMMISSIONERS ORDER
CASE NO. 83-256A

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of August, 1983, that the herein Petition for Variance(s) to permit 3 points of access to public streets in lieu of the permitted 2 access points for a service station in a planned shopping center, and a total of 5 points of access in lieu of the permitted 4 access points for a planned shopping center, is hereby DENIED.

DEPUTY ZONING COMMISSIONERS ORDER
CASE NO. 74-86A

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18th day of September, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a sign of 210 sq. ft. instead of the required 150 sq. ft. and sign height of 35 feet instead of the required 25 feet, subject to approval of the site plan by State Road Commission, Bureau of Public Services and Office of Planning and Zoning.

ZONING COMMISSIONERS ORDER
CASE NO. 71-191A

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of January, 1971 that the herein Petition for Variance should be and the same is granted, from and after the date of this order, to permit a sign of 210 sq. ft. instead of the required 150 sq. ft. and sign height of 35 feet instead of the required 25 feet, subject to approval of the site plan by State Road Commission, Bureau of Public Services and Office of Planning and Zoning.

ZONING COMMISSIONERS ORDER
CASE NO. 81-158-X

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of March, 1981, that the herein Petition for Special Exception for an amusement park (center), in accordance with the site plan prepared by M.D. Bowers Associates, Inc., dated November 18, 1980, and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions and conditions:

- All amusement devices shall be located within the enclosed area containing 5,650 square feet, designated and shown as the shaded area on Petitioner's Exhibit 1, 3,000 square feet of which is for use as an amusement center and 2,650 square feet of which is for use as an office therefor.
- The use as an amusement park (center) shall cease upon termination or expiration of the lease with Replay Ltd., Inc., and may not be leased or subleased to another person, partnership, or corporation without a public hearing on a Petition for Special Hearing to extend the special exception to a new tenant.
- The amusement devices to be located within the amusement park (center) shall be limited to "video" and "flipper" devices and no prizes, other than extended play or free games, shall be awarded for play thereon.
- Rules for play and conduct required of patrons shall be conspicuously posted in an about the premises and shall be strictly enforced by the petitioner.
- The hours of operation shall be limited to between 11:00 A.M. and 11:00 P.M., Monday through Thursday, 11:00 A.M. to 12:00 Midnight on Friday and Saturday, and 12:00 Noon to 10:00 P.M. Sunday, except for office and repair work.
- Security personnel shall be arranged for by the petitioner and shall be on the premises during operational hours of the amusement park (center).
- A revised site plan, incorporating the above restrictions, shall be submitted for approval by the Office of Planning and Zoning.

ZONING COMMISSIONERS ORDER
CASE NO. 75-234A

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of April, 1975, that the herein Petition for a Variance to permit a sign area of 184 square feet in lieu of the required 180 square feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

BALTIMORE COUNTY BOARD OF ZONING APPEALS ORDER
CASE NO. 49-232B

For reasons set forth in the foregoing Opinion, it is this 25th day of February, 1984 by the County Board of Appeals, ORDERED that the modifications and special exception petitioned for, be and the same are hereby GRANTED, subject to the aforementioned restrictions.

Any appeal from this decision must be in accordance with Chapter 110, Article 9 of Maryland Rules of Procedure, 1961 edition.

PARKING TABLE				
SITE NO.	TENANT	USE	SQ. FEET	REQ'D SPACES
1	MD NATIONAL BANK	BANK	7,000	100
2	WILLIAMSON CENTER	RETAIL	9,000	135
3	JOHNNY BROS.	RETAIL	21,000	315
4	NEW LOCAL CLEANERS	RETAIL	9,000	135
5	STUDIO CITY	RETAIL	7,000	105
6	WILLIAMSON STORE	RETAIL	4,000	60
7	SIGNET BANK	BANK	9,000	135
8	WILLIAMSON PRESS	SERVICE	9,000	135
9	MR. MATTRESS	RETAIL	9,000	135
10	DRAGON HOUSE	RESTAURANT	4,500	67.5
11	DR. J. MILLER	DENTIST	900	13.5
12	MARY AND BEAUTY ACADEMY	SERVICE	7,000	105
13	BEHRENS FINANCE	LOAN OFFICE	2,450	36.75
14	DELANEY ST. TEL.	RETAIL	1,000	15
15	MURPHY'S SHAVE CO.	RETAIL	1,000	15
16	EXTENSIVE RENTAL CAR	SERVICE	9,000	135
17	DISCOVERY ZONE	AMUSEMENT	14,000	210
18	OFFICE SUPPLY	OFFICES	9,000	135
19	BEHRENS HANDS & PARTY TIME/PIZZA	RESTAURANT	29,000	435
TOTALS			116,650	1,755

REASONS FOR SPECIAL EXCEPTION

The purpose of the special exception hearing is to:

- Grant special exception for an "Amusement Park"

KCI KCI TECHNICAL SERVICES, INC.
ENGINEERS • PLANNERS • DESIGNERS
1000 BRIDGE REISTERSTOWN, MD 21138
BALTIMORE, MD 21201

FLAT TO ACCOMPANY PETITION

SPECIAL EXCEPTION 187

GARRISON FOREST PLAZA
1000 BRIDGE REISTERSTOWN, MD 21138

ELECTION DISTRICT 4

DESIGN BY: DS SCALE: 1"=50' DATE: OCTOBER 1983 SHEET NUMBER: 1 OF 1 JOB NUMBER: 187

DRAWN BY: WLS

CHECKED BY: DS

PETITIONER'S EXHIBIT No. 1